



# ECONOMIC DEVELOPMENT UPDATE

## March 26, 2015

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Town of West Hartford

# Today's Approach

- Town-Wide Demand Across All Sectors
  - Commercial
  - Small Business
  - Manufacturing
  - Residential
- Opportunities Ahead
- Q & A



# COMMERCIAL DEVELOPMENT

**Question Number 1:**

**What's up with the hotel?**

# Delamar West Hartford

A High End, Boutique Hotel

- 114 rooms
- Construction starts in spring
- Opens summer of 2016





# Delamar West Hartford



# Delamar West Hartford





# Jared the Galleria of Jewelry



- Now open
- Only the 2<sup>nd</sup> CT Store



# 15 North Main

15 North Main Associates, LLC

- 18,700 s.f. Class A Office
- Gateway to the Center
- To be completed in 2015



# Walgreens

Readco, LLC

- Gateway location
- Increased green space





# SMALL BUSINESS DEVELOPMENT



# Bishops Corner





# The Center and Blue Back Square



# The Center and Blue Back Square





# Elmwood



# Park Road







# RESIDENTIAL DEVELOPMENT

# The Goodwin

## WH Housing Authority

- 47 units
- Residents now moving in
- Fully occupied by summer



# Quaker Green



GDC Homes

- Final Building
- 34 condominiums



# 24 North Main



24 NORTH MAIN STREET  
WEST HARTFORD, CONNECTICUT

## Skala Partners

- 18 apartments
- Target: young professionals





# 11 South Main

## A.K. Central Limited Partnership

- 21 apartments
- Ground floor retail
- Underground parking



# 2432 Albany Avenue

## Metro Realty/Figure 8 Properties

- 64 apartments
- New 3<sup>rd</sup> floor and addition
- Completion by Spring 2016





# 243 Steele Road



## Metro Realty

- 150 luxury apartments
- 7 building layout
- First buildings by summer 2016

# 243 Steele Road





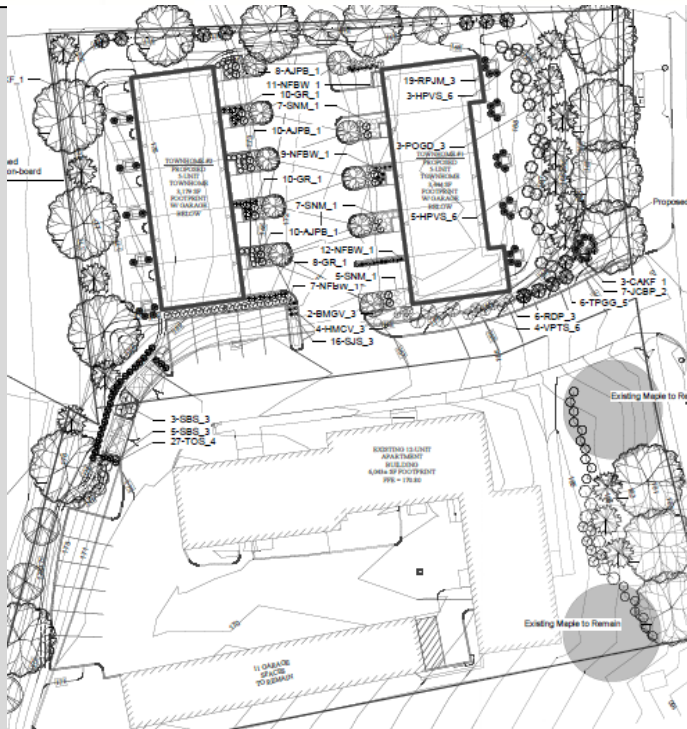
# 2-6 Bishop Road

KWK, LLC

- 14 condominiums
- Farmington Ave. east of Center



# 747 North Main



## DHR North Main Street LLC

- 10 condominiums
- At Bishops Corner





# Chatfield-Brookdale Senior Living



## Major Expansion

- 84 new assisted living units
- 71,000 s.f.



# Arcadia Crossing



## Center Development Corp.

- 320 apartments
- \$90 million investment
- SDD/wetland applications soon



# 616 New Park

WH Housing Authority

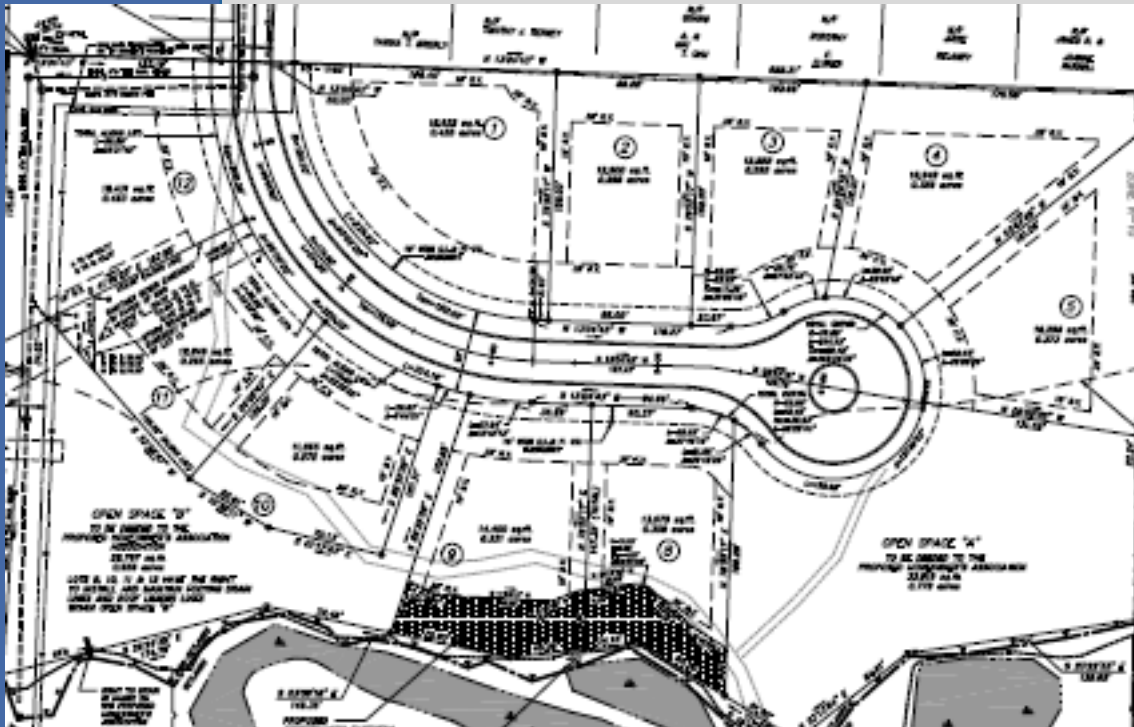
- Transit Orientated Development concept
- Mixed-use –retail and workforce housing



# Single Family Residential

19 New Building Lots

- Subdivisions
- Lot splits



## **Question Number 2:**

**With all of these new housing units, what's the impact on the school system?**





# OPPORTUNITIES AHEAD

# New Park Avenue Corridor

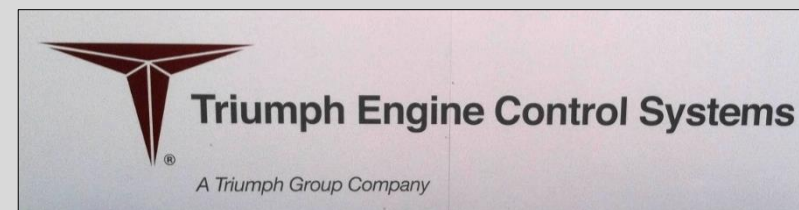
CT *fastrak* service starts on March 28



# New Park Avenue Corridor

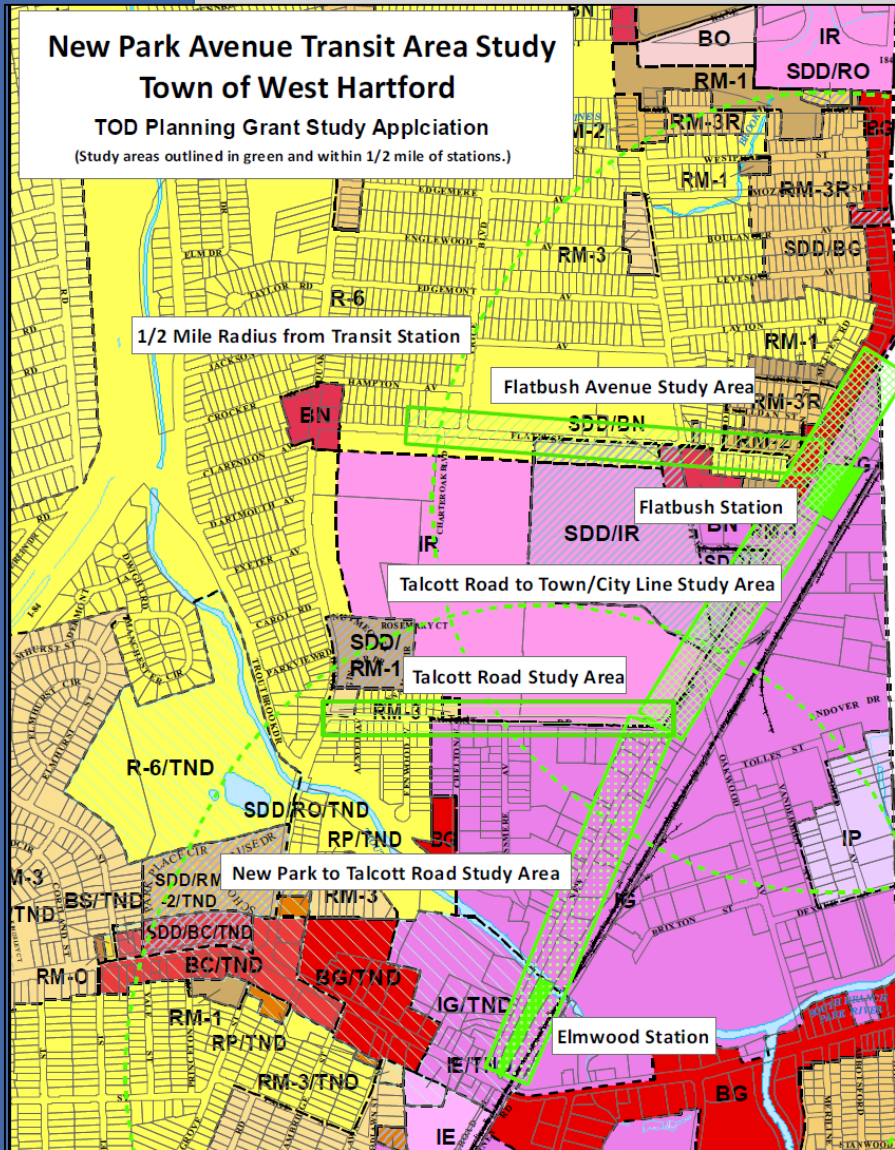
Transit Oriented Development (TOD) is mixed-use development

- Places to work
- Places to shop
- Places to live



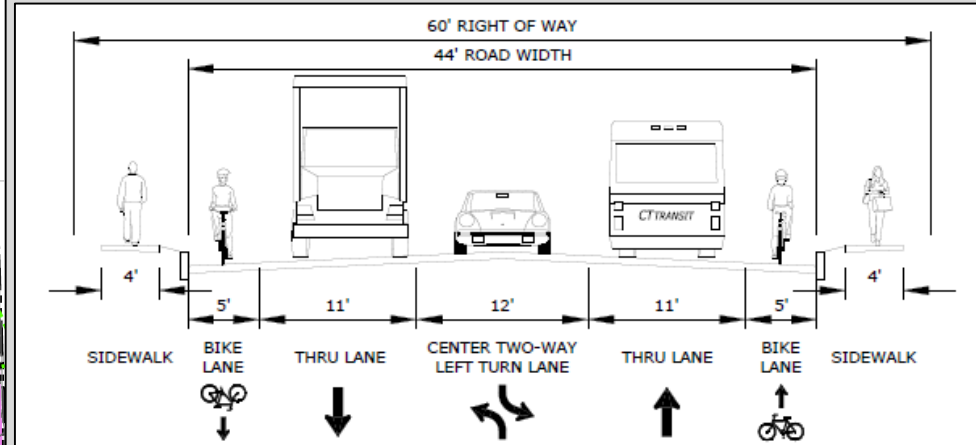


# New Park Avenue Corridor



## \$75,000 Planning Grant

- To review land use regulations to support TOD
- Complete Streets improvements to New Park Ave.



# New Park Avenue Corridor

Transit stations are spurring demand

- CTfastrak stations
- NHHS – Commuter Rail

Underutilized properties attracting attention



# **Question Number 3:**

## **What About UConn?**



# UConn

## UConn - West Hartford Campus





# UConn



# UConn

Internal review is complete

RFQ for Professional Services is next

- Wetlands analysis
- Storm water analysis
- Environmental review of land and buildings

“First Right of Refusal” on the horizon



**Question Number 4:**

**What's the Impact?**

# Sustaining the Momentum

Positive signs:

- Approximately 300 new jobs
- 800+ housing units (lots of customers)
- \$200+ million projected investment

Market based

No incentives provided by the Town

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